

Garden Office	Yes	No
Single-family residential	7	
Low density multi-family residential housing		5
Expand opportunities for provision of senior housing		5
Continued office allowance (maximum one story) with increased green space along travel corridors	3	1
Possible location for cultural-themed uses		6
Auditoriums, dance halls, or similar traffic generating uses should be individually evaluated for potential cumulative impacts		5
Equestrian ring and stables	4	
Encourage small scale retail or additional restaurant opportunities at Alameda & Main Street intersection	4	3
Commercial Recreation Zone <i>There were votes on five existing permitted uses so these are included for this zone.</i>	Yes	No
Commercial Stable	1	
Equestrian Show	1	
Ice Cream shop	1	
Outdoor theater		1
Continue to allow recreational oriented uses	3	1
Any future use should maximize open space and provide increased landscaping and/or trails with equestrian accessibility	3	
City should purchase and develop as a park with equestrian ring and stables	3	1
Encourage retail and restaurants along Riverside Drive, especially equestrian related businesses		2
Open space with trails for equestrian use	6	
Mixed-use development (maximum two stories) with restaurants, small businesses to be utilized by onsite residents	1	1
Low density residential development (with onsite stables to encourage horse keeping and/or boarding of horses for nearby residents)	6	
Rancho Business Park Zone <i>There were votes on two existing permitted uses so these are included for this zone.</i>	Yes	No
Restaurant / Drinking Establishment	1	

Shoe Repair Shop	1	
Continue to allow this area to be the more “industrialized” area of the Rancho neighborhood and encourage office and media related uses to locate in this area and discourage them elsewhere		
Limit the presence of media related uses that result in increased traffic generation	1	1
Have more stringent architectural guidelines so that future office, media, and manufacturing buildings are better blended with the neighboring commercial uses to the south, especially for those businesses fronting Main Street		
Discourage any future development taller than one story.	4	
Horse Compatible Area	Yes	No
The “horse compatible” designation should be returned to a residential land use designation that allows for horsekeeping	3	
Allow multi-family housing at low densities in this area; this would be more compatible with the adjacent horsekeeping properties than the existing industrial designation		
The existing land use designation should be amended to encourage horse keeping and thus strengthen the Rancho area	3	
Neighborhood Business Zone	Yes	No
Continue to allow uses requiring visibility and convenient access because of the location	1	
Allow small restaurant and retail on properties abutting multi-family residential		2
Do not exceed two stories in height	1	
Retail uses should be a mix of neighborhood oriented businesses and businesses serving pass-through traffic (e.g. filling stations, convenience stores, etc.)	1	

Media uses should be allowed for the portion of the zone located across the street from the rancho Business park zone.		
Businesses at major intersections should be located closer to the street; more attractive designs preferred	1	
Provide pedestrian access and green pathways to all uses and properties	1	
Rancho Commercial Zone	Yes	No
Businesses should have synergy, be compatible with one another, and together serve as a “town square” for the neighborhood	1	
Mixed-use development (maximum two stories) with small retailers on ground floor and residential units on the second floor		1
Hitching posts available for patrons with horses	1	
Increase pedestrian access to businesses; have visible store fronts with parking hidden in rear or subterranean		1
Smaller neighborhood oriented businesses with local draw that discourages regional traffic	2	
Consistent architectural theme for businesses locating in “town center” area; continuity through the area is important	2	
Discourage “big box” retail uses or larger retail establishments	2	1
Stables and corrals in the R1H zone <i>There were votes on existing permitted uses so these are included for this zone.</i>	Yes	No
Current Rules		
Stables and corrals must be at least 20 feet away from any window or door of a house or guest house	2	
Stables and corrals must be set back 10 feet from all property lines unless completely enclosed with no openings within 10 feet of the property line, in which case can be set back 3 feet	1	1
Windows and doors of houses and guest houses must be at least 10 feet away from the property line in the rear 35 feet of the lot	1	

Concerns		
Current rules may limit the placement of stables due to separation requirements from doors and windows.	2	
Current owners may develop a lot in such a way that prevents a future owner from building a stable (e.g. swimming pool, over size garage, etc.)	2	
Previous Suggestions		
Eliminate separation requirements between houses and stables	2	
Apply separation for house construction, but not stable construction	3	
Prohibit houses from being built in the rear yard area	6	
Prohibit swimming pools	3	
Other Ideas		
Prohibit or limit the size of accessory structures		
Limit the size of garages		
Require that room be left on a lot for a stable or corral if one doesn't currently exist	4	
Special process to allow exceptions to setback requirements	4	
What do you like about the Rancho area? <i>Responses from 2008</i>	Yes	No
Horse keeping is allowed; stables for boarding within walking distance of most residences	5	
Strong sense of community; neighborly and safe	3	
Homes have personality and diverse design; well maintained		
Easy for pedestrians, cyclists, equestrians to coexist in neighborhood		
"Green" neighborhood; lots of trees, parks, open space, trails, recreational opportunities	2	
Equestrian oriented businesses (feed stores, veterinarians, stables) in close proximity	3	

Small, neighborhood oriented businesses; very few “big box” retailers	3	1
Located in close proximity to downtown Burbank, 5 and 134 freeways, Media District	1	
Residents are considerate of equestrians; obey speed limits, yield to equestrian traffic	3	
What would you like to see in the Rancho area in the future? <i>Responses from 2008</i>	Yes	No
Traffic		
Discourage any development with increased traffic impacts beyond what exists at present	4	
Reduce traffic speeds (particularly along Riverside Drive	4	
Examine opportunities to redirect Media District traffic so as not to impact the neighborhood	2	
Encourage pedestrian traffic; focus on the property (as seen from the street) should be on the business, not its parking lot	2	
Businesses <i>There were three red dots next to this subheading so it is not possible to determine which idea the participant objected to.</i>		
Commercial businesses that create a family oriented, village atmosphere	1	1
More smaller businesses; businesses should be clustered together to create village shopping environment (no strip malls, no “big box”)	3	
Businesses targeted to equestrian users; mix of businesses that would cater exclusively to neighboring residents and others that would cater to pass through traffic <i>(Five additional red dots placed directly over “pass through” so it is difficult to determine if there was one participant being emphatic or if five individuals disliked the idea.)*</i>	1	1
Fewer media oriented uses; no markets	1	2
Neighborhood restaurants (no chains, no drive through lanes) with outdoor dining; no liquor	5	

stores		
Design and Architecture		
More stringent architectural guidelines for businesses (varied design types ok, but some consistency preferred)	2	
Two story maximum regardless of development type	3	
More recreational opportunities; better sidewalks and trails for pedestrians and cyclists; allow for gymnasium or similar workout facility		2 (perhaps five)
More open space and parks (“greening wherever possible”); protect trees	3	
Discourage loss of lots on which to keep horses*	15	

** At least one participant was observed placing multiple stickers on some ideas.*